



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Cate Cundall, Associate Planner

DATE: November 1, 2022

TITLE: PUBLIC HEARING regarding a Board Approval for a Vacation of Tract 2, Bauman Subdivision, Laramie County, WY.

EXECUTIVE SUMMARY

Brett L. and Tamara L. Bauman have submitted a Board Approval application seeking approval for a Vacation of Tract 2, Bauman Subdivision. The purpose of the vacation is to allow for a Family Subdivision Exemption. Tracts of land within a platted subdivision are not able to carry out a subdivision exemption. Upon approval of this vacation, the applicant will be able to submit a Family Exemption subdivision, allowing the property to be subdivided into two separate tracts.

The property address is 1547 Road 215.

Should the Board Approval be granted, the project shall proceed to a subdivision exemption review process.

BACKGROUND

This property is approximately 18.01 acres and located within a LU- Land Use zoning district. Currently there is one residence and two accessory structures on the property. The Bauman Subdivision was approved December 7, 2021.

Pertinent Statutes and Regulations include:

Wyoming State Statutes: Section 34-12-101 through 34-12-115.

Section 1-2-100 of the Laramie County Land Use Regulations governing the Board Approval process.

Section 1-2-104 of the Laramie County Land Use Regulations governing Public Notice.

Section 4-2-114 of the Laramie County Land Use Regulations governing the LU – Land Use Zoning District.

Section 2-1-101 (m) of the Laramie County Land Use Regulation governing a partial vacation of a subdivision plat.

DISCUSSION

The owners wish to carry out a vacation, which then opens the door to a Family Subdivision Exemption. The Bauman’s intention is to give their son approximately 6 acres for a homesite

The subject property is bordered by the LU zoned district on the north, south, east, and west boundaries. All properties surrounding the subject property are vacant residential properties and are approximately 5 to 6 acres in size.

The property has an existing well and septic tank system which will stay in place. There are no changes to the structures, access points, well or septic system.

Public notice was provided as required. The property signage was posted on September 29, 2022. A legal ad appeared in the Wyoming Tribune Eagle September 28, 2022. Letters to adjacent property owners were sent on September 21, 2022.

Staff received no public comments pertaining to the development action that is taking place. Attached are agency review comments.

Section 1-2-100 (a) of the Laramie County Land Use Regulations outlines the Laramie County Board of Commissioners Board approval process. The application for vacation has met the public notice requirements as outlined in the regulations. In this instance, the Board of County Commissioners is not approving a use, it is approving a vacate request. State statutes designates the Board of County Commissioners to approve a partial vacation of a plat established under **Wyoming State Statute 18-5-306**.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff recommends the Laramie County Board of Commissioners find that:

- a. This application meets the criteria for Board Approval pursuant to **Section 2-1-101(m)** of the Laramie County Land Use Regulations.
- b. This application meets the criteria for a partial vacation of a plat pursuant to **Section 2-1-101** of the Laramie County Land Use Regulations.
- c. The application fulfills the intent of **Wyoming State Statute 34-12-108** as it does not abridge any of the rights of properties situated in the same subdivision.

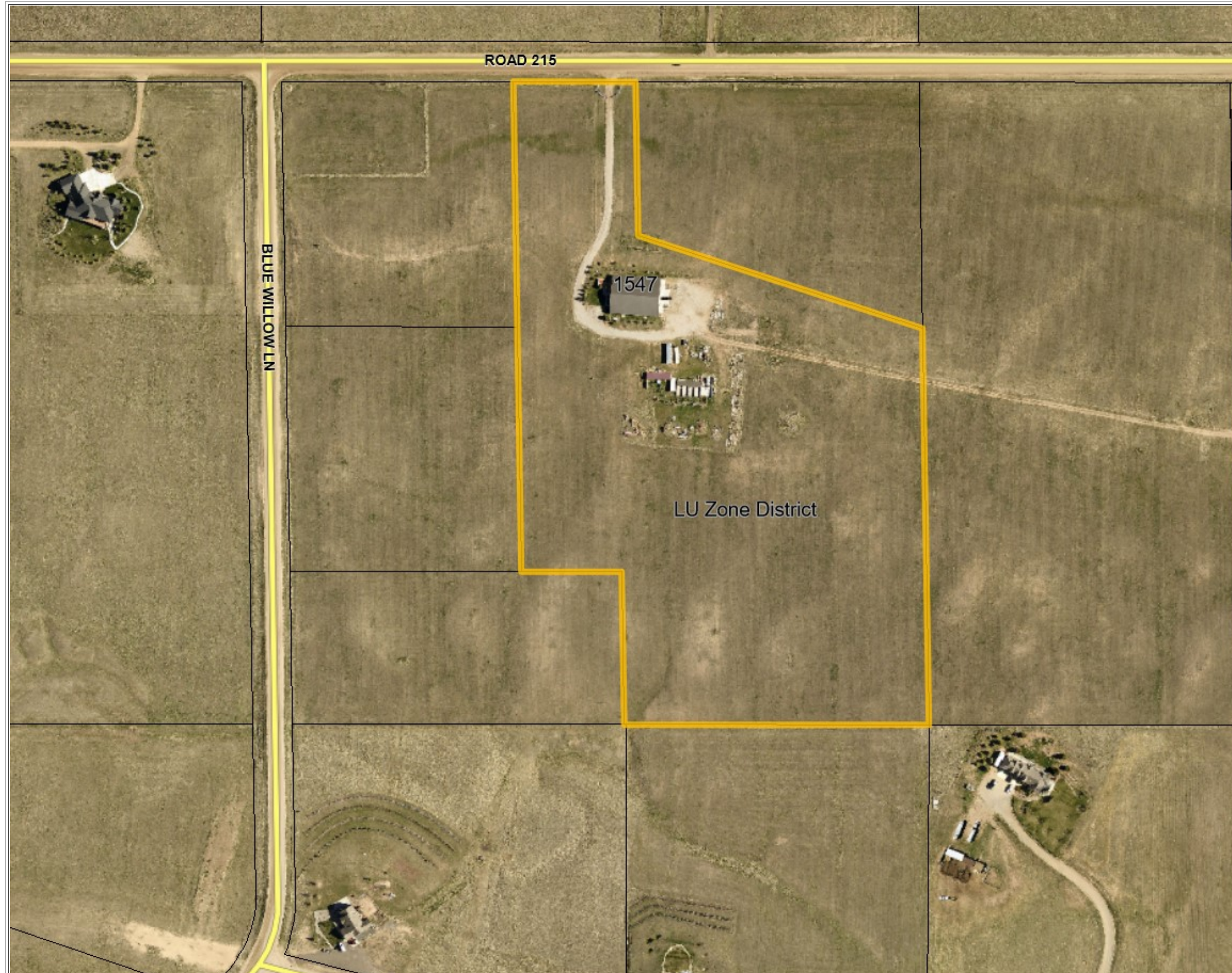
Planning Staff recommends that the Board approve the Vacation of Tract 2, Bauman Subdivision, Laramie County, WY.

PROPOSED MOTION

I move to grant Board Approval for the Vacation of Tract 2, Bauman Subdivision, Laramie County, WY., and adopt the findings of facts a, b and c of the staff report.

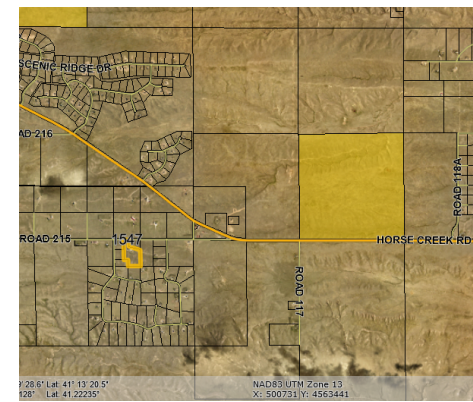
ATTACHMENTS

- Attachment 1: Aerial Map**
- Attachment 1: Existing Conditions Map**
- Attachment 2: Narrative**
- Attachment 3: Original plat – Bauman Subdivision**
- Attachment 4: Agency review comments**
- Attachment 5: Resolution**
- Attachment 6: Resolution Exhibit “A”**

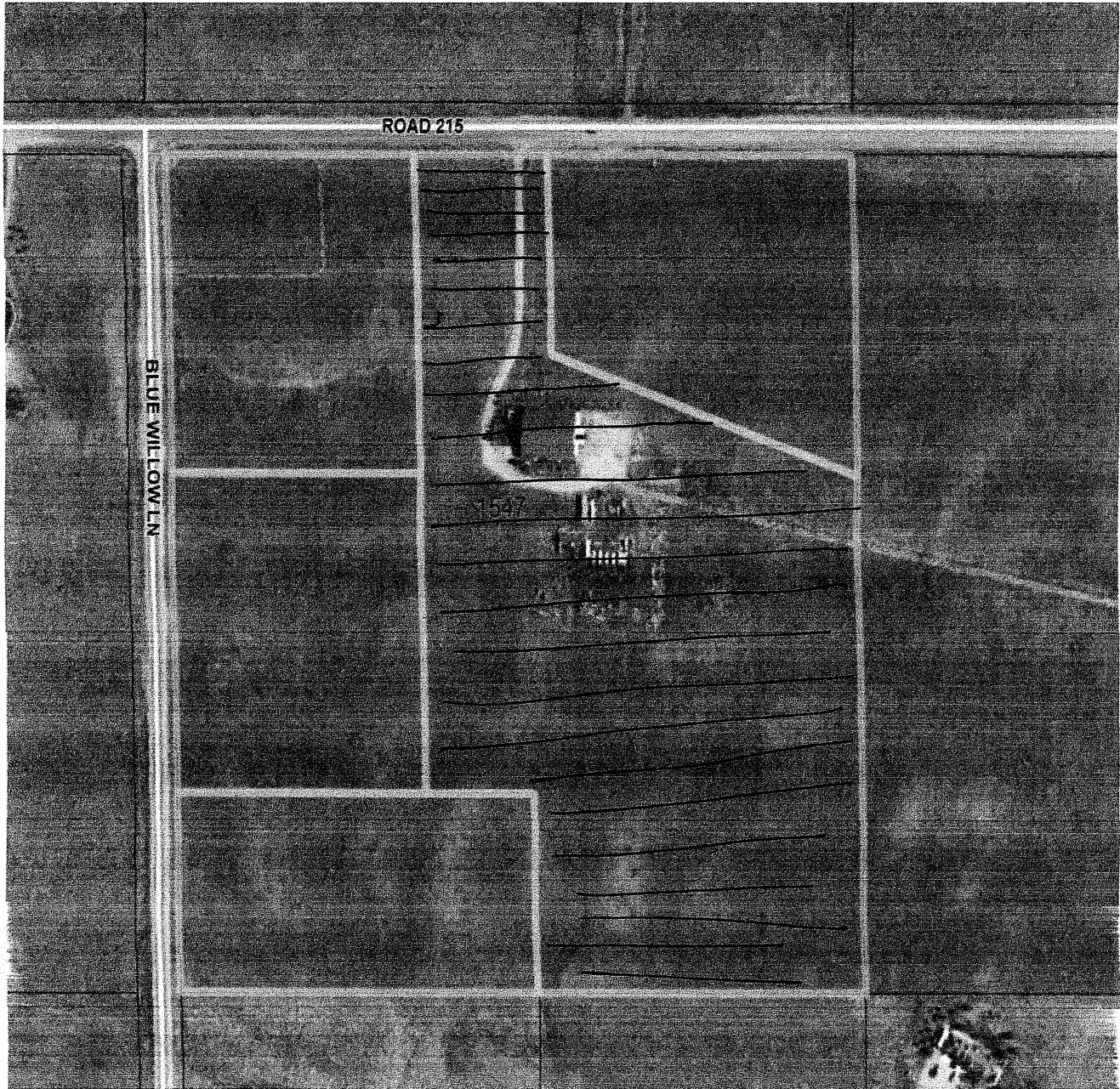


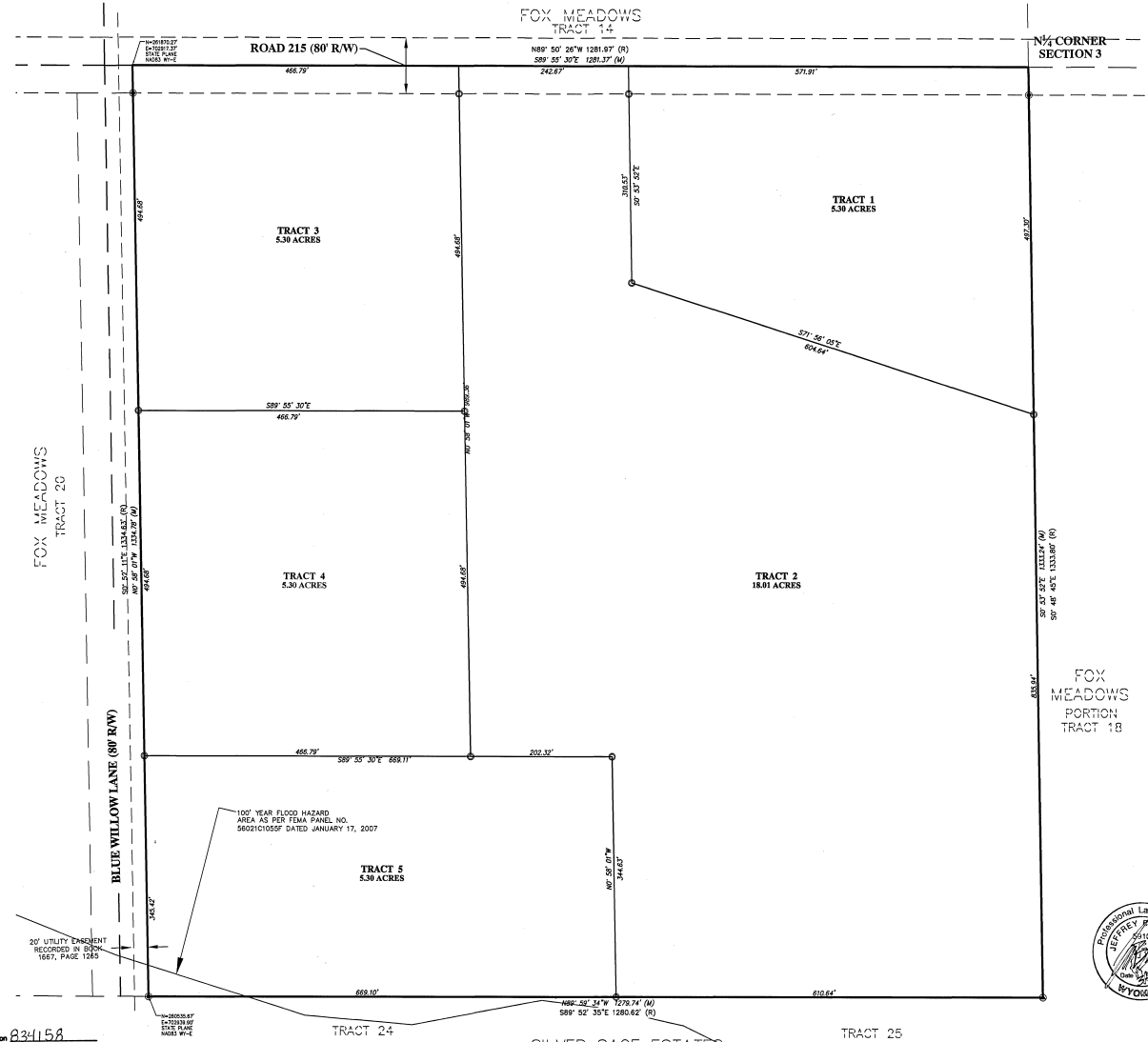
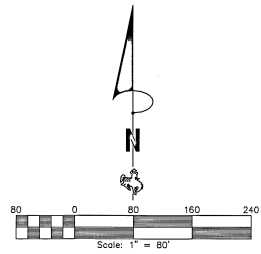
Board Approval
Tract 2
Bauman Subdivision
Laramie County,
Wyoming

Land Use (LU)
Zone District
Rural Ag Interface
(RAI) Comprehensive
Plan Designation



Brett Bauman is the owner of the five tracts within the Bauman Subdivision, approved by the Board of County Commissioners in 2021. He wants to give 5 – 6 acres to his son, out of Tract 3, which is labeled as the 1547 address. The 1547 address is the only use on the five tracts. A vacate is necessary, since a subdivision exemption is required to occur only on unpalatted land. Once the vacate is approved, a subdivision exemption can be approved. He would provide access through a Record of Survey.





- LEGEND**
- SET 1" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 1/4" x 24" REBAR
 - FOUND ALUMINUM CAP STAMPED PLS 5910
 - ⊙ FOUND ALUMINUM CAP STAMPED PLS 2500
 - (M) DENOTES MEASURED DATA THIS SURVEY
 - (R) DENOTES RECORD DATA

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Brett Bauman and Tamara Bauman, husband and wife, owners in fee simple of a parcel of land Situate in the NW¼EX, of Section 3, Township 14 North, Range 68 West of the 6th P.M., Laramie County, Wyoming, more particularly described as:

Section 3, Government Lot 3, EXCEPT the West 40.00 feet, Township 14 North, Range 68 West of the 6th P.M. Laramie County, Wyoming; Also know as: Tract 19, Fox Meadows, per record of Survey

Has caused the same to be surveyed, plotted, and known as Bauman Subdivision, and does hereby declare the subdivision of said land as it appears on this plat, to be their free act and deed and in accordance with their desires.

Brett L. Bauman
Brett L. Bauman

Tamara L. Bauman
Tamara L. Bauman

OWNER ACKNOWLEDGEMENT

STATE OF WYOMING }
 } SS
COUNTY OF LARAMIE }

The foregoing instrument was acknowledged before me this 22 day of October, 2022 by Brett L. Bauman and Tamara L. Bauman, husband and wife.

[Signature]
Notary Public, Laramie County, Wyoming

My Commission Expires: 12/30/2022

FOX MEADOWS PORTION TRACT 18

GENERAL NOTES

1. BASIS OF BEARINGS — NORTH LINE OF SECTION 3, HAVING A BEARING OF 89°30'30"E, WYOMING STATE PLANE COORDINATES EAST ZONE, NAD83=2011, US SURVEY FEET. ALL DISTANCES ARE GRID DISTANCES. COMBINATION FACTOR = 0.99996597
2. ALL UNMONUMENTED LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 1/4" x 24" REBAR.
3. TRACT 1-4 ARE NOT ENCUMBERED BY A 100-YEAR SPECIAL FLOOD HAZARD AREA (SFHA), PER F.I.R.M. Panel No. 56021C1055F, DATED JANUARY 17, 2007.
4. A SMALL PORTION OF THE SOUTH-WEST CORNER OF TRACT 5 IS ENCUMBERED BY A 100-YEAR SPECIAL FLOOD HAZARD AREA (SFHA), PER F.I.R.M. Panel No. 56021C1055F, DATED JANUARY 17, 2007.
5. TRACTS 1-5 TO BE RESPONSIBLE FOR SEWER DISPOSAL AND WATER SUPPLY, PRIVATE SEPTIC SYSTEMS AND WELLS ARE TO BE USED.
6. THIS SITE IS LOCATED IN A LOW CHPP FUEL LOAD AREA.

100' YEAR FLOOD HAZARD AREA AS PER FEMA PANEL NO. 56021C1055F DATED JANUARY 17, 2007

20' UTILITY ENCUMBERMENT RECORDED IN 2006, 1667, PAGE 1285

VICINITY MAP
(NOT TO SCALE)



Reception 034158
The State of Wyoming } SS
County of Laramie }

This instrument was filed for record at 9:34 o'clock AM on the 22 day of October, A.D. 2022 and duly recorded in book 18 on page 11 P/C 18 at 11

Debra K. See
County Clerk & Ex-Officio Register of Deeds
By *[Signature]* Deputy

FILING RECORD

REC'D #: 034158
RECORDED 10/22/22 AT 9:38 AM BEB 12 PER 111
MINDY K. LAM, CLERK OF LARAMIE COUNTY, BY PAGE 1 OF 1

APPROVALS

Approved by the Laramie County Planning Commission, this 20 day of October, 2022

[Signature]
Chairman

Approved by the Board of Laramie County Commissioners of Laramie County, Wyoming, this 21 day of December, 2022

[Signature]
Chairman

ATTEST: *Debra K. See*
County Clerk

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, a Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision; and that this map correctly shows the results of said survey and that the monuments found or set are as shown.



BAUMAN SUBDIVISION

A PLAT OF LAND SITUATED IN SECTION 3, T14N, R68W, 6TH P.M., AKA TRACT 19, FOX MEADOWS RECORD OF SURVEY LARAMIE COUNTY, WYOMING

PREPARED September, 2021

STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS

1102 WEST 19th ST. CHEYENNE, WY. 82001 • (307) 634-7273
756 GILCHRIST ST. WHEATLAND, WY. 82201 • (307) 322-9789
www.SteilSurvey.com • info@SteilSurvey.com

REVISED: 3/25/2022
21277-B BAUMAN TR 19 FOX MEADOWS.DWG

PZ-22-00302
Board Approval

Planners: Planners, Cambia McCollom Comments Attached 09/21/2022
Existing address of 1547 Road 215 on site.

ROW - Public Works Review #1: County Public Works Department, Molly Bennett
Comments Attached 10/05/2022
Access onto Road 215 for any division of this unplatted tract, shall be a shared access
from Road 215.

County Assessor: County Assessor, Kaycee Eisele Comments Attached 09/28/2022
For assessment purposes, there needs to be a clean and clear legal description for the
land being vacated so we can properly value the land as it will not longer be apart of a
plat, if approved for vacation. Upon vacation, will this parcel go back to being a portion
of Tract 19 of Record of Survey of Fox Meadows?

County Real Estate Office: County Real Estate Office, Laura Pate No Comments
09/27/2022
No Comments

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A VACATION OF TRACT 2,
BAUMAN SUBDIVISION, LARAMIE COUNTY, WY.**

WHEREAS, Wyoming State Statutes §18-5-201 to 18-5-208; §18-5-301 to 18-5-315 authorize Laramie County, in promoting the public health, safety, morals and general welfare of the county, to regulate the use of land through zoning in unincorporated Laramie County; and

WHEREAS the Laramie County Board of Commissioners adopted the Laramie County Land Use Regulations; and the vacation is in accordance with the Laramie County Land Use Regulations, 2-1-101; and

WHEREAS the proposed Vacation is in accordance with section §34-12-108 of the Wyoming State Statutes; and

WHEREAS this resolution is the Vacation for Tract 2, Bauman Subdivision.

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF LARAMIE COUNTY, WYOMING, as follows:

The Laramie County Board of Commissioners finds that:

- a. This application is in conformance with Wyoming Statutes §34-12-106 to §34-12-111.
- b. The vacation has been submitted to perform a Family Subdivision Exemption to be split into two separate tracts.

And the Board approves the Vacation of Tract 2, Bauman Subdivision, Laramie County, WY. in order to carry out a Family Subdivision Exemption.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF

_____, 2022.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Troy Thompson, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

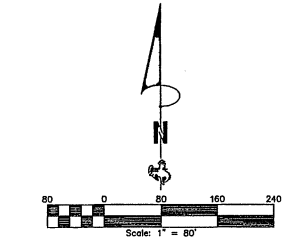
Reviewed and approved as to form:



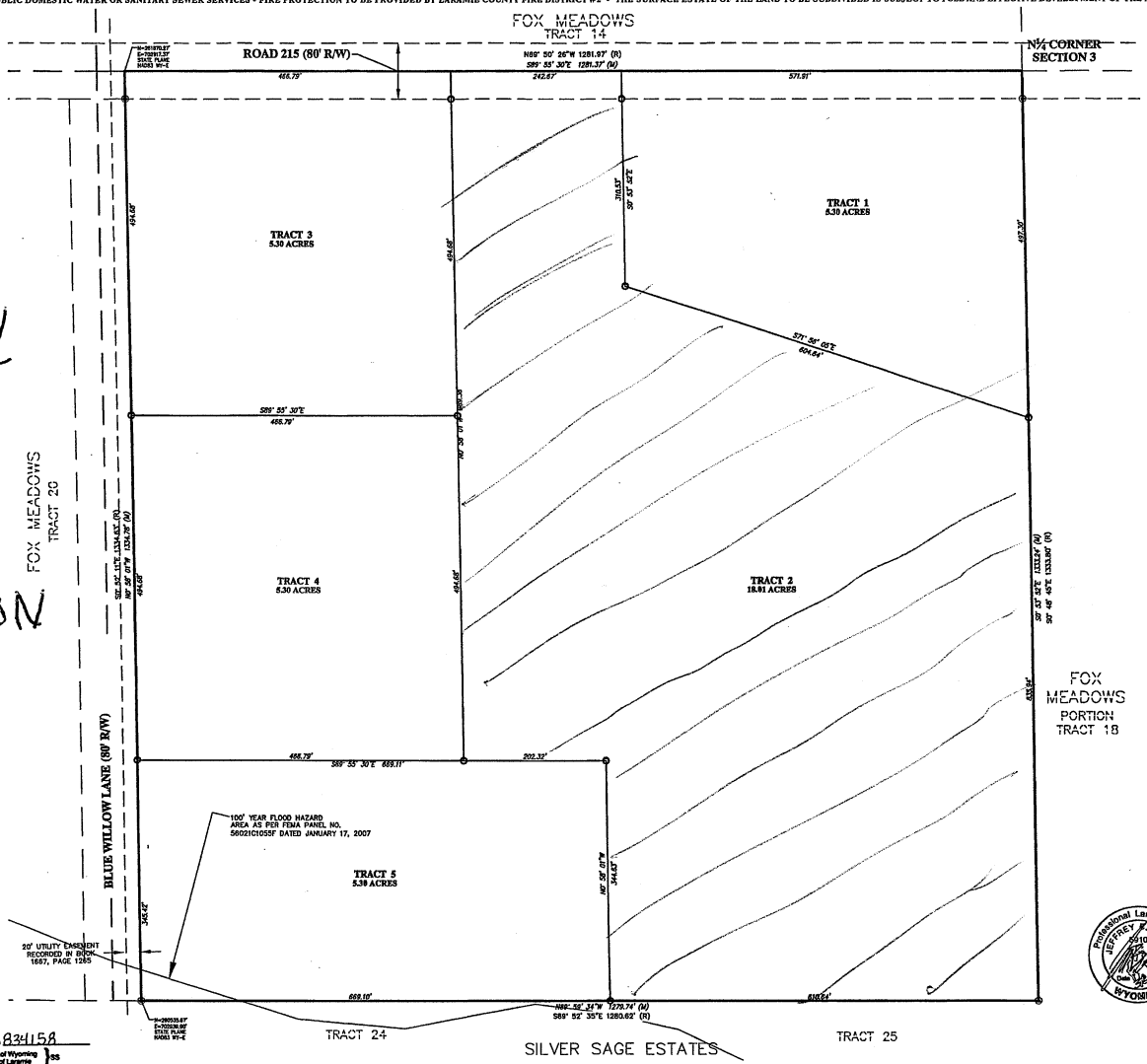
Laramie County Attorney's Office

EXHIBIT A

NO PUBLIC DOMESTIC WATER OR SANITARY SEWER SERVICES • FIRE PROTECTION TO BE PROVIDED BY LARAMIE COUNTY FIRE DISTRICT #2 • THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE •



VACATION
EXHIBIT
FOR
TRACT 2
BAUMAN
SUBDIVISION



LEGEND

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Has caused the same to be surveyed, plotted, and known as Bauman Subdivision, and does hereby declare the subdivision of said land as it appears on this plat, to be their free act and deed and in accordance with their desires.

Brett L. Bauman
Brett L. Bauman
Tamara L. Bauman
Tamara L. Bauman

OWNER ACKNOWLEDGEMENT

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COUNTY OF LARAMIE } SS
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Notary Public, Laramie County, Wyoming
My Commission Expires: 10/22/2022

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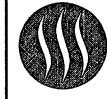


I, Jeffrey B. Jones, a Professional Land Surveyor in the State of Wyoming, for and on behalf of Steel Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision; and that this map correctly shows the results of said survey and that the monuments found or set are as shown.

BAUMAN SUBDIVISION

A PLAT OF LAND SITUATED IN SECTION 3, T14N, R68W, 6th P.M., AKA TRACT 19, FOX MEADOWS RECORD OF SURVEY LARAMIE COUNTY, WYOMING

PREPARED September, 2021



STEEL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS

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756 GILCHRIST ST. WHEATLAND, WY. 82201 • (307) 522-9789
www.SteelSurvey.com • info@SteelSurvey.com

REVISED: 3/25/2022

21277-B BAUMAN TR 19 FOX MEADOWS, WY

Description: 834158
The State of Wyoming } SS
County of Laramie } SS
This instrument was filed for record of 3/25 at 1:34 o'clock P.M. on the 5th day of March, A.D. 2022, and duly recorded in book 18 on page 111 P.C. 18 s.w. 111
Debra K. Kee
County Clerk & Ex-Officio Registrar at Death By DEBRA K. KEE Deputy

APPROVALS

Approved by the Laramie County Planning Commission, this 20 day of October, 2022, 21

Don Kelly
Chairman

Approved by the Board of Laramie County Commissioners of Laramie County, Wyoming, this 1 day of December, 2022, 21

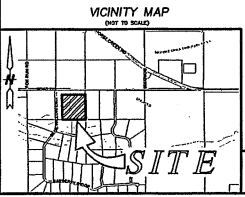
Debra K. Kee
Chairman

ATTEST: *Debra K. Kee*
County Clerk



FILING RECORD

RECORDED 4/2/2022 AT 8:36 AM BOOK 18 PAGE 111 OF 1



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